

**FINDINGS OF FACT
LAND USE LND25-000001
TYPE III DECISION PROCESS**

REQUEST: To approve a Major Modification in a residential manufactured home subdistrict.

APPLICANT: Unity Partners
209 SE 4th Street
Kennewick, WA 99338

OWNER: Unity Partners
209 SE 4th Street
Kennewick, WA 99338

PROPERTY DESCRIPTION: Tax Lot 6600 of Assessor's Map 4N 25E 17CD.
GENERAL LOCATION: On the north side of Kunze Lane east of the intersection with Paul Smith Road and just east of the Driftwood RV Park.

ZONING OF THE AREA: Residential Manufactured Home Subdistrict.
PROPERTY ADDRESS: 700 Unity Loop

I. **GENERAL INFORMATION:** The applicant is requesting a major modification for a Manufactured Home Park in an area zoned Residential – Manufactured Home Park. Submitted plans show the current improvements (a manufactured home and shop) being maintained with up to 72 new manufactured home sites along a loop road connecting to Kunze Lane. Original approval was for 57 unit manufactured home park. This modification is to allow for a higher density resulting in more units.

II. **APPROVAL CRITERIA:** The application has been filed under the City of Boardman Development Code Chapter 4.6 Modifications to approved plans and conditions of approval as a Type III Decision Process based on the requirements of Chapter 4.6 Modifications to Approved Plans and Conditions of Approval. Applicable criteria include 4.6.200 Approval Criteria which requires evaluation under the applicable provisions for Major Modifications Chapter 4, provisions in Chapter 3 Design Standards, and other chapters or sections as deemed appropriate. The applicable criteria are included below in **bold** type with responses in standard type.

4.2.6 Applicability

A. This Chapter applies to all development applications approved through the provisions of Chapter 4, including:

- 1. Site Design Review approvals;**
- 2. Subdivisions, Partitions, and Lot Line Adjustments;**
- 3. Conditional Use Permits;**
- 4. Master Planned Developments; and**
- 5. Conditions of approval on any of the above application types.**

This applicant has an approved Conditional Use Permit for the Manufactured Home, Any Changes to

that Conditional Use Permit are accomplished as a modification and in this case a Major Modification.

B. This Chapter does not apply to land use district changes, text amendments, temporary use permits, or other permits.

This provision is not applicable.

4.6.300 Major Modifications

A. Major Modification Defined. The City Manager or his/her designee shall determine that a major modification(s) is required if one or more of the changes listed below are proposed:

1.A change in land use;

No change in land use is proposed.

2. An increase in the number of dwelling units;

The applicant is proposing an increase in dwelling units, from 57 to 72.

3. A change in the type and/or location of access ways, drives or parking areas that affect off-site traffic;

There is no proposed change to access from Kunze Lane.

4. An increase in the floor area proposed for non-residential use by more than 15 percent where previously specified;

Not applicable as this is a residential use.

5. A reduction of more than 10% percent of the area reserved for common open space and/or usable open space;

The applicant is not proposing a reduction in area for common space, with minimums regulated by Building Codes Division. It should be noted that the modified site plan now clearly identifies a common space area based on the preliminary review that has been completed by the Building Official.

6. A reduction to specified setback requirements by more than 10% percent, or to a degree that the minimum setback standards of the land use district cannot be met; or

The setbacks will be met. The applicant has stated that they will still be adhering to all the setback requirements, including the 5-foot setback specified in the original application. Internal setbacks for manufactured home parks are regulated by the Building Codes Division (BCD) which requires a 10-foot separation between dwelling units.

7. Changes similar to those listed in 1-6, which are likely to have an adverse impact on adjoining properties.

The reason for the major modification is based on #2 above – the increase in density.

B. Major Modification Request. An applicant may request a major modification as follows:

1. Upon the City Manager or his/her designee determining that the proposed modification is a major modification, the applicant shall submit an application for the major modification.

The applicant has submitted an application along with a new preliminary site plan, and a formal request letter to review and approve the major modification.

2. The modification request shall be subject to the same review procedure (Type I, II, or III) and approval criteria used for the initial project approval, however, the review shall limited in scope to the modification request. For example, a request to modify a parking lot shall require site design review only for the proposed parking lot and any changes to associated pathways, lighting and landscaping. Notice shall be provided in accordance with the applicable review procedure.

The specific criteria that is applicable to this request is as follows:

- a) Space. The minimum size pads or space for each home is 2,500 square feet, provided that the overall density of the park does not exceed 12 units per acre. Each space shall be at least 30 feet wide and 40 feet long, in accordance with ORS 446.100(c).

The building official has reviewed the proposed site plan and provided a preliminary approval pending the Planning Commission review of the applicants request for this major modification that would increase the density of the proposed Manufactured Home Park to the maximum density.

In keeping with a review process similar to the original approval a new plan for the modifications has been submitted as part of the application package. Affected agencies, and landowners within 250 ft of the subject property have been notified.

III. PROPERTY OWNERS NOTIFIED: May 7, 2025
See list on file.

IV. AGENCIES NOTIFIED: May 7, 2025
Marty Broadbent, Boardman Fire Protection District; Eric Imes, Morrow County Public Works;
Richard Stokoe, City of Boardman.

Site Team Meeting: N/A

RECOMMENDATION: The Planning Official, in collaboration with the Building Official, has determined that the request can be accomplished and receive the necessary Certificate of Occupancy through the Building Permit program. The previous Conditions of Approval are still applicable and are only modified based on any increase in density that is approved by the Planning Commission.

Zack Barresse, Chair

Date

ATTACHMENTS:

Vicinity Map

Site Plan

Applicant Narrative